153.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,400 / 739,400
					USE VALUE:	739,400 / 739,400
					ASSESSED:	739,400 / 739,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTYN LYNETTE
Owner 2:	CRAWFORD JOHN T
Owner 3:	
Street 1:	18 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTYN LYNETTE -
Owner 2:	-
Street 1:	132 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1929, having primarily Vinyl Exterior and 2763 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	329,000		410,400	739,400
Total Card	0.115	329,000		410,400	739,400
Total Parcel	0.115	329,000		410,400	739,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.58 | /Parcel: 267.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101847

GIS Ref

GIS Ref

Insp Date 01/20/18

!12025!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,100	0	5,000.	410,400	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	257,400	0	5,000.	384,800	642,200	642,200	Year End Roll	1/3/2019
2018	101	FV	256,700	0	5,000.	318,100	574,800	574,800	Year End Roll	12/20/2017
2017	101	FV	256,700	0	5,000.	292,400	549,100	549,100	Year End Roll	1/3/2017
2016	101	FV	256,700	0	5,000.	266,800	523,500	523,500	Year End	1/4/2016
2015	101	FV	240,000	0	5,000.	261,600	501,600	501,600	Year End Roll	12/11/2014
2014	101	FV	240,000	0	5,000.	243,200	483,200	483,200	Year End Roll	12/16/2013
2013	101	FV	240,000	0	5,000.	231,400	471,400	471,400		12/13/2012

PRINT

Date	Time
12/11/20	02:08:45

LAST REV

Date	Time
04/09/18	11:20:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTYN LYNETTE,	54428-280		3/22/2010	Convenience	99	No	No		
MC NALLY HELEN	54428-270		3/22/2010	Estate/Div	431,000	No	No		
	7765-419		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2010	245	Manual	2,000					REMOVE & REPLACE P
3/13/1997	99	Manual	3,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	TTL REFUSAL	HS	Hanne S
1/13/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Topo	-10					410,400						410,400	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 410,400 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.11948359
Const Adj.:	0.98000199
Adj $ / SQ:	115.195
Other Features:	86969
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404224
Depreciation:	75186
Depreciated Total:	329038

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

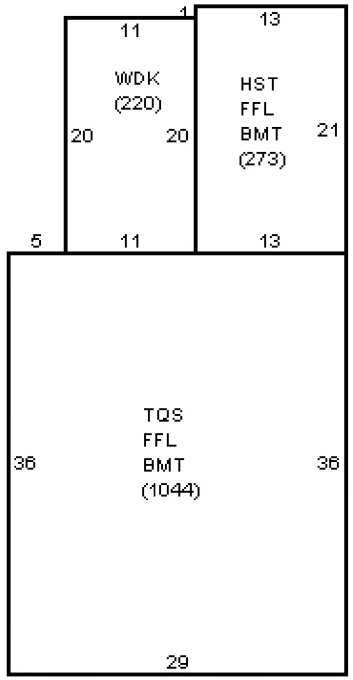
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	115.20
Special Features:	0	Val/Su Net:	87.18
Final Total:	329000	Val/Su SzAd	147.10

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,317	43.540	57,347
FFL	First Floor	1,317	115.200	151,712
TQS	3/4 Story	783	115.200	90,198
WDK	Deck	220	10.330	2,274
HST	Half Story	137	115.200	15,724

Net Sketched Area:	3,774		Total:	317,255	
Size Ad	2236.5	Gross Are	4171	FinArea	2763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc